

PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on December 18, 2014, with the briefing starting at 10:44 a.m., in Room 5ES and the public hearing at 1:37 p.m., in the City Council Chambers of City Hall. Presiding were Gloria Tarpley, Chair and, Robert Abtahi, Vice Chair. The following Commissioners were present during the hearing: Mike Anglin, Neil Emmons, Emma Rodgers, Betty Culbreath, Tony Shidid, Jed Anantasomboon, Ann Bagley, Myrtl Lavallaisaa, John Shellene, Jaynie Schultz, Carolyn "Cookie" Peadon, Margot Murphy and Paul E. Ridley. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There are no vacancies.

The City Plan Commission was briefed by staff on each item on the agenda and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using the information and staff recommendations in the hearing dockets, the Commission took the following actions.

NOTE: For more detailed information on discussion on any issue heard during this briefing and public hearing, refer to the tape recording retained on file in the Department of Sustainable Development and Construction. Briefing and public hearing recordings are retained on file for 90 days after approval of CPC minutes.

PUBLIC HEARINGS:

Subdivision Docket

Planner: Sharon Hurd

Pursuant to Texas Local Government Code Section 212.009(e) these minutes and recording of the hearing certify the reasons for denial of any plat application.

Consent Items:

(1) **S145-032**

Motion: It was moved to **approve** an application to dedicate an 8.192-acre tract of land in part of City Blocks 8463 and 8466 for right-of-way on property located on the west side of Olympus Boulevard at Cypress Waters Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Anantasomboon
Second: Rodgers
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene*, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(2) S145-033

Motion: It was moved to **approve** an application to replat a 4.184-acre tract of land containing all of Lot 1A and the remainder of Lots 5 and 6 in City Block S/583 into one lot on property located at 3108 State Street, subject to compliance with the conditions listed in the docket.

Maker: Anantasomboon
Second: Rodgers
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene*, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(3) S145-035

Motion: It was moved to **approve** an application to replat a 0.431-acre tract of land containing Lots 3, 4, and 5 in City Block 1/5695 into one lot on property located at 7508, 7512, and 7518 Eastern Avenue, subject to compliance with the conditions listed in the docket.

Maker: Anantasomboon
Second: Rodgers
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene*, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(4) S145-038

Motion: It was moved to **approve** an application to replat a 0.199-acre tract of land containing a portion of Lot 1 in City Block 16/6846 into one lot on property located at 1410 and 1412 Dragon Street, subject to compliance with the conditions listed in the docket.

Maker: Anantasomboon
Second: Rodgers
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene*, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(5) S145-039

Motion: It was moved to **approve** an application to vacate a plat of the Mountain Shores Addition, recorded on July 1, 1931 in Volume 4, Pages 385 and 386 and containing a 29.439-acre tract of land out of the O'Gwinn Survey on property located at the southeast corner of Mountain Creek Parkway and Kiest Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Anantasomboon
Second: Rodgers
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene*, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(6) S145-040

Motion: It was moved to **approve** an application to vacate a plat of the Mountain Shores Addition, recorded on November 3, 1931 in Volume 4, Pages 410 and 411 and containing a 23.658-acre tract of land out of the O'Gwinn Survey on property located at the southeast corner of Mountain Creek Parkway and Kiest Boulevard, subject to compliance with the conditions listed in the docket.

Maker: Anantasomboon
Second: Rodgers
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene*, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(7) S145-041

Motion: It was moved to **approve** an application to create two lots, one 0.513-acre lot and one 0.666-acre lot from a tract of land in City Block A/6114 on property located at 3720 West Illinois Avenue, subject to compliance with the conditions listed in the docket.

Maker: Anantasomboon
Second: Rodgers

Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene*, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For (Did not speak): Charlotte Salcedo, 400 S. Zang Blvd., Dallas, TX, 75208
Against: None

(8) **S145-044**

Motion: It was moved to **approve** an application to replat a 0.316-acre tract of land containing all of Lots 3 and 4 in City Block 1/5001 into one lot on property located at 4919 and 4923 West Lovers Lane, subject to compliance with the conditions listed in the docket.

Maker: Anantasomboon
Second: Rodgers
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene*, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(9) **S145-045**

Motion: It was moved to **approve** an application to replat a 0.1691-acre tract of land containing part of Lots 1 and 2 and the remainder of Lot 3 in City Block F/564 into one lot on property located at 2626 Thomas Avenue, subject to compliance with the conditions listed in the docket.

Maker: Ridley
Second: Murphy
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene*, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: For: Judy Smith Hearst, 2512 Thomas Ave., Dallas, TX, 75201
Vernon S. Smith, Jr., 17403 Energy Ln., Dallas, TX, 75252
Against: None

(10) **S145-046**

Motion: It was moved to **approve** an application to create a Shared Access Development with 4 lots ranging in size from 2,150 square feet to 3,221 square feet from a 0.229-acre tract of land in City Block G/1499 on property located at 4224 North Hall Street, subject to compliance with the conditions listed in the docket.

Maker: Anantasomboon
Second: Rodgers
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene*, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Speakers: None

(11) **S145-049**

An application to replat a 0.892-acre tract of land containing all of Lot 1A in City Block 11/733 to create a Shared Access Development with 22 lots ranging in size from 1,410 square feet to 2,569 square feet and one 0.072-acre common area on property located at 4700 Live Oak Street.

This case was withdrawn by the applicant.

(12) **S145-050**

An application to replat a 0.222-acre tract of land containing part of Lot 4 and all of Lot 5 in City Block 10/732 into four lots ranging in sizes from 0.043-acres to 0.068-acres on property located at 4800 Live Oak Street.

This case was withdrawn by the applicant.

Residential Replats:

(13) **S145-036**

Note: Commissioner Anglin moved to change the order of the agenda and hold S145-036 case to the end of the Subdivision docket. Commissioner Abtahi seconded the motion. The Commission unanimously voted to change the order of the agenda and hold this case to the end of the Subdivision docket. Commissioner Shellene was out of the room when vote was taken, shown voting in favor. The Commission heard S145-037 next.

Motion: It was moved to **approve** an application to replat a 0.525-acre tract of land containing part of Lot 15 and all of Lot 16 in City Block 5/3823 into one lot on property located at 1109 Lausanne Avenue, subject to compliance with the conditions listed in the docket with the exception of the deletion of Condition #11.

Maker: Anglin
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 21
Replies: For: 1 Against: 0

Speakers: For: Darcy Mason, 2222 Shady Creek Dr., Richardson, TX, 75080
Against: None

Note: The Commission returned to the regular order of the agenda and heard Miscellaneous items next.

(14) **S145-037**

Motion: It was moved to **approve** an application to replat a 0.532-acre tract of land containing part of Lots 13 and 14 in City Block 4/4940 into one lot on property located at 5541 Nakoma Drive, subject to compliance with the conditions listed in the docket.

Maker: Murphy
Second: Ridley
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene*, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 18
Replies: For: 1 Against: 1

Speakers: None

(15) **S145-042**

Motion: It was moved to **approve** an application to replat two tracts of land: a 1.771-acre tract of land containing part of Lot 1 and all of Lots 1a, 2, 3, and 4 in City Block 1/4007 into one lot and a 2.689-acre tract of land containing part of Block 5/3982 and all of City Blocks 6/3983 and 7/3983 into one lot on property located on Seale Street, generally bounded by North Willomet Avenue, Stafford Avenue, Ormsby Street, and Pollard Street, subject to compliance with the conditions listed in the docket.

Maker: Anantasomboon
Second: Shidid
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene*, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 55
Replies: For: 0 Against: 1

Speakers: None

(16) **S145-048**

Motion: It was moved to **approve** an application to replat a 0.7646-acre tract of land containing all of Lot 13A in City Block 10/1612 and all of Lot 27 in City Block 3/1612 into one lot on property located at 925 and 1007 Parkview Lane, subject to compliance with the conditions listed in the docket with exceptions to delete Condition #14 and revise to Condition #10 to restrict the maximum number of lots to 1, instead of 2, and modify Condition #13 to include on the final plat dedicate a state of expectancy for 2.5 feet along a portion of the alley where the building encroaches.

Maker: Culbreath
Second: Shellene
Result: Carried: 11 to 4

For: 11 - Anglin, Rodgers, Culbreath, Shidid,
Anantasomboon, Lavallaisaa, Tarpley,
Shellene, Schultz, Murphy, Abtahi

Against: 4 - Emmons, Bagley, Peadon, Ridley
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 31
Replies: For: 0 Against: 1

Speakers: For: Michael Coker, 3111 Canton St., Dallas, TX, 75226
Against: None

Note: The Commission heard Subdivision Item #13 S145-036 next.

Miscellaneous Items:

D145-001

Planner: Danielle Jimenez

Motion: It was moved to **approve** a development plan for Subarea I within Planned Development District No. 799 on the southeast corner of East Lovers Lane and Matilda Street.

Maker: Ridley
Second: Abtahi
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

D145-003

Planner: Charles Enchill

Motion: It was moved to **approve** a development plan for Subarea A within Planned Development District No. 927 on the north line of Meadow Road, west of Manderville Lane.

Maker: Murphy
Second: Ridley
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Thoroughfare Plan Amendments:

[Cleveland Road from Bonnie View Road to the BNSF Railroad Tracks; Unnamed SE5 from Langdon Road to Hutchins City Limits; and Unnamed SE6 from Unnamed SE5 to Cleveland Road](#)

Planner: Tanya Brooks

Motion: It was moved to **approve** amendments to the Thoroughfare Plan to: (1) Change the dimensional classification of Cleveland Road from Bonnie View Road to the BNSF Railroad Tracks from a six lane divided roadway (S-6-D) within 107 feet of right-of-way to a special four lane undivided roadway (SPCL 4U) within 80 feet of right-of-way; (2) Delete Unnamed SE5 from Langdon Road to Hutchins City Limits as a special six lane divided roadway (SPCL 6D) within 113 feet of right-of-way; and (3) Delete Unnamed SE6 from Unnamed SE5 to Cleveland Road as a special four lane undivided roadway (SPCL 4D) within 72 feet of right-of-way.

Maker: Bagley
Second: Lavallaisaa
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

[Unnamed NW1 from IH-35E to IH-635 and Unnamed NW2 from Farmers Branch City Limits to IH-635](#)

Planner: Tanya Brooks

Motion: It was moved to **approve** amendments to the Thoroughfare Plan to: (1) Delete Unnamed NW1 from IH-35E to IH-635, a four lane divided roadway (S-4-D) within 80 feet of right-of-way; and (2) Expand the limits and change the dimensional classification of Unnamed NW2 from Farmers Branch City Limits to IH-635 from a four lane divided roadway (S-4-D) within 80 feet of right-of-way to a special three lane undivided roadway (SPCL 3U) within 56 feet of right-of-way and 36 feet of pavement.

Maker: Bagley
Second: Lavallaisaa
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Elm Street from Houston Street to Cesar Chavez Boulevard Planner: Tanya Brooks

Motion: It was moved to **approve** an amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational classification of Elm Street from Houston Street to Cesar Chavez Boulevard from a five lane one-way westbound roadway to a four lane one-way westbound roadway.

Maker: Bagley
Second: Lavallaisaa
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: For: Todd Plesko, 1401 Pacific Ave., Dallas, TX, 75202
Against: None

Lamar Street from IH-45 to Central Expressway Planner: Tanya Brooks

Motion: It was moved to **approve** an amendment to the Thoroughfare Plan to change the dimensional classification of Lamar Street from IH-45 to Central Expressway from a six lane divided roadway within 100 feet of right-of-way to a special four lane undivided roadway (SPCL 4U) within a varying 80 to 100 feet of right-of-way with an added condition to include designated bike facilities.

Maker: Bagley
Second: Lavallaisaa
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Speakers: None

Zoning Cases – Consent:

1. Z112-322(RB)

Planner: Richard Brown

Motion: It was moved to recommend **approval** of a Specific Use Permit for a Child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District, on the north corner of Opal Avenue and Volga Avenue.

Maker: Culbreath
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 35
Replies: For: 0 Against: 1

Speakers: None

2. Z134-278(AF)

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of a Specific Use Permit for a bar, lounge, or tavern for a three-year period, subject to a site plan and conditions on property zoned a CA-1 Central Area District with an H/2 West End Historic District Overlay on the south corner of Munger Avenue and Lamar Street.

Maker: Ridley
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Culbreath*, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley

Against: 0
Absent: 0
Vacancy: 0
Conflict: 1 - Abtahi

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 16
Replies: For: 2 Against: 0

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

3. Z134-304(OTH)

Planner: Olga Torres Holyoak

Motion: In considering an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District on the north corner of Live Oak Street and North Fitzhugh Avenue, it was moved to **hold** this case under advisement until January 8, 2015.

Maker: Emmons
Second: Ridley
Result: Carried: 14 to 1

For: 14 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley

Against: 1 - Abtahi
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 37
Replies: For: 3 Against: 1

Speakers: For: Charles Price, 4901 Live Oak St., Dallas, TX, 75206
Adam Rico, 5643 Richard Ave., Dallas, TX, 75206
Alicia Rico, 5643 Richard Ave., Dallas, TX, 75206
Against: None

4. **Z134-354(CG)**

Planner: Carrie Gordon

Motion: It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for three-year period, subject to a site plan and conditions on property zoned an R-7.5(A) Single Family District on the east side of South Lancaster Road, north of Almain Drive.

Maker: Lavallaisaa
Second: Rodgers
Result: Carried: 13 to 0

For: 13 - Anglin, Emmons, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Schultz, Peadon, Murphy, Ridley, Abtahi

Against: 2 - Culbreath, Shellene
Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 26
Replies: For: 0 Against: 0

Speakers: None

5. **Z145-114(CE)**

Planner: Charles Enchill

Motion: It was moved to recommend **approval** of an amendment to and the renewal of Specific Use Permit No. 2019 for an alcoholic beverage establishment limited to a bar, lounge or tavern and to add commercial amusement (inside) limited to a live music venue for a two-year period, subject to a site plan and conditions on property zoned Planned Development District No. 269, Tract A the Deep Ellum/Near East Side District on the south side of Elm Street, east of North Good Latimer Expressway.

Maker: Culbreath
Second: Shellene
Result: Carried: 15 to 0

For: 15 - Anglin, Emmons, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 24
Replies: For: 3 Against: 0
Speakers: None

Zoning Cases – Under Advisement:

6. **Z134-226(OTH)**

Planner: Olga Torres Holyoak

Motion: It was moved to recommend **denial without prejudice** of a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-16(A) Single Family District on the north side of Alpha Road, east of Hughes Lane.

Maker: Schultz
Second: Shidid
Result: Carried: 13 to 0

For: 13 - Anglin*, Emmons, Rodgers, Shidid,
Anantasomboon, Bagley, Lavallaisaa*,
Tarpley, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 2 - Culbreath, Shellene
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 22
Replies: For: 2 Against: 15

Speakers: For: Dot Haymann, 6269 Alpha Rd., Dallas, TX, 75240
Against: None

7. **Z134-267(CE)**

Planner: Charles Enchill

Motion: It was moved to recommend **denial** of the creation of a new subdistrict within Planned Development District No. 708, the Dallas Arts District Extension Area, north corner of Routh Street and Ross Avenue.

Maker: Shidid
Second: Abtahi
Result: Carried: 10 to 0

For: 10 - Anglin, Emmons, Rodgers, Shidid, Lavallaisaa,
Tarpley, Schultz, Peadon, Murphy, Abtahi

Against: 0
Absent: 3 - Culbreath, Anantasomboon, Shellene
Vacancy: 0
Conflict: 2 - Bagley, Ridley

Notices: Area: 500 Mailed: 265
Replies: For: 1 Against: 1

Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Cheri Donahue, 1717 Arts Plaza Dr., Dallas, TX, 75201
Against: Lorraine Raggio, 1717 Arts Plaza Dr., Dallas, TX, 75201
John Bowles, 1717 Arts Plaza Dr., Dallas, TX, 75201
Joleen Chambers, 1717 Arts Plaza Dr., Dallas, TX, 75201

8. Z134-188(MW)

Planner: Megan Wimer

Motion: In considering an application for a Specific Use Permit for a vehicle display, sales, and service use on property zoned Tract 1, Subdistrict 2 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, on the southwest corner of C.F. Hawn Freeway and Thelma Street, it was moved to **hold** this case under advisement until January 22, 2015.

Maker: Lavallaisaa
Second: Anglin
Result: Carried: 11 to 0

For: 11 - Anglin, Rodgers, Shidid, Bagley, Lavallaisaa,
Tarpley, Schultz, Peadon, Murphy, Ridley,
Abtahi

Against: 0
Absent: 4 - Emmons, Culbreath, Anantasomboon, Shellene
Vacancy: 0

Notices: Area: 200 Mailed: 17
Replies: For: 0 Against: 0

Speakers: For: Santos Martinez, 900 Jackson St., Dallas, TX, 75202
Against: None

9. Z134-280(AF)

Planner: Aldo Fritz

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for LC Light Commercial Subdistrict uses, subject to a development plan and staff's recommended revised conditions on property zoned LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest side of McKinney Avenue, northeast of Bowen Street to include the following modification: 1) In Section 107(e), insert maximum floor area for hotel use is 85,000 sq. ft. including no more than 3,000 sq. ft. of meeting space, and 2) In Section 108(d), insert minimum parking for a hotel use is .85 spaces per room/suit and minimum parking for a restaurant use is 1 space per 175 sq. ft. of floor area.

Maker: Ridley
Second: Abtahi
Result: Carried: 10 to 0

For: 10 - Anglin, Rodgers, Shidid, Bagley, Lavallaisaa,
Tarpley, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 5 - Emmons, Culbreath, Anantasomboon,
Shellene, Schultz
Vacancy: 0

Notices: Area: 500 Mailed: 383
Replies: For: 1 Against: 1

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Melissa Miles, 3208 Cole Ave., Dallas, TX, 75204
Peter Crosbie 3208 Cole Ave., Dallas, TX, 75204
Frank Stich, 4228 N. Hall St., Dallas, TX, 75219
Anthony Page, Address not given
Against: Jan Cunningham, 3219 McKinney Ave., Dallas, TX, 75204

Zoning Cases – Individual:

10. Z134-341(RB)

Planner: Richard Brown

Motion: In considering an application for a Specific Use Permit for a Pedestrian skybridge on property within the Tract 3 portion of Planned Development District No. 314, the Preston Center Special Purpose District, on both sides of Westchester Drive, south of Berkshire Lane, it was moved to **hold** this case under advisement until January 22, 2015.

Maker: Murphy
Second: Shidid
Result: Carried: 10 to 0

For: 10 - Anglin, Rodgers, Shidid, Bagley, Lavallaisaa,
Tarpley, Peadon, Murphy, Ridley, Abtahi

Against: 0

Absent: 5 - Emmons, Culbreath, Anantasomboon,
Shellene, Schultz

Vacancy: 0

Notices: Area: 750 Mailed: 47

Replies: For: 8 Against: 8

Speakers: None

11. Z145-112(WE)

Planner: Warren Ellis

Motion: It was moved to recommend **approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and staff's recommended conditions on property zoned a CR Community Retail District with deed restrictions, on the northeast line of LBJ Freeway, northwest of Forest Lane.

Maker: Abtahi

Second: Shidid

Result: Carried: 10 to 0

For: 10 - Anglin, Rodgers, Shidid, Bagley, Lavallaisaa,
Tarpley, Peadon, Murphy*, Ridley, Abtahi

Against: 0

Absent: 5 - Emmons, Culbreath, Anantasomboon,
Shellene, Schultz

Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 10

Replies: For: 0 Against: 1

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Against: None

Authorization of Hearings:

Planner: Donna Moorman

Motion: It was moved to **authorize** a public hearing to determine proper zoning on property zoned Planned Development District No. 582, the Victory Park Special Purpose District, on approximately 86.95 acres generally located east of Stemmons Freeway and north of Woodall Rodgers Freeway, with consideration given to updating traffic circulation to match the 2014 thoroughfare amendments, appropriate land uses, off-street vehicle and bike parking, and enhancing street-level.

Maker: Ridley
Second: Murphy
Result: Carried: 10 to 0

For: 10 - Anglin, Rodgers, Shidid, Bagley, Lavallaisaa,
Tarpley, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 5 - Emmons, Culbreath, Anantasomboon,
Shellene, Schultz
Vacancy: 0

Speakers: For: Rob Baldwin, 3904 elm St., Dallas, TX, 75226
Against: None

Planner: Donna Moorman

Motion: It was moved to **authorize** a public hearing to amend and expand 51(A)-7.1700, the Victory Sign District, generally located east of Stemmons Freeway and north of Woodall Rodgers Freeway, with consideration given to modifying the sign regulations to improve directional and way finding signage, improve district identification, and enhance street level activity and to expanding the Special Provision Sign District to include approximately 3.921 acres in an area bound by Olive Street, Victory Avenue, Victory Park Lane and Museum Way.

Maker: Ridley
Second: Murphy
Result: Carried: 10 to 0

For: 10 - Anglin, Rodgers, Shidid, Bagley, Lavallaisaa,
Tarpley, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 5 - Emmons, Culbreath, Anantasomboon,
Shellene, Schultz
Vacancy: 0

Speakers: For: Rob Baldwin, 3904 elm St., Dallas, TX, 75226
Against: None

Other Matters

Letter to the Mayor and Council regarding honorary street name program

Motion: In considering a letter to the Mayor and Council regarding honorary street name program, it was moved to **hold** this item under advisement until January 8, 2015.

Maker: Rodgers
Second: Ridley
Result: Carried: 9 to 1

For: 9 - Anglin, Rodgers, Shidid, Bagley, Tarpley,
Peadon, Murphy, Ridley, Abtahi

Against: 1 - Lavallaisaa,
Absent: 5 - Emmons, Culbreath, Anantasomboon,
Shellene, Schultz
Vacancy: 0

Speakers: None

Minutes

Motion: It was moved to **approve** the minutes of the December 4, 2014, City Plan Commission meeting, subject to corrections.

Maker: Abtahi
Second: Shidid
Result: Carried: 10 to 0

For: 10 - Anglin, Rodgers, Shidid, Bagley, Lavallaisaa,
Tarpley, Peadon, Murphy, Ridley, Abtahi

Against: 0
Absent: 5 - Emmons, Culbreath, Anantasomboon,
Shellene, Schultz
Vacancy: 0

Adjournment

Motion: It was moved to **adjourn** the December 18, 2014, City Plan Commission meeting at 5:03 p.m.

Maker: Abtahi
Second: Shidid
Result: Carried: 10 to 0

For: 10 - Anglin, Rodgers, Shidid, Bagley, Lavallaisaa,
Tarpley, Peadon, Murphy, Ridley, Abtahi

Against: 0

Absent: 5 - Emmons, Culbreath, Anantasomboon,
Shellene, Schultz

Vacancy: 0

Gloria Tarpley, Chair